

Conditional Use Analysis

June 10, 2009

C-14 2009

Ace Disposal Corp.

2264 S. Technology Drive

M Zone 9.5 Acres

The applicant is requesting an amendment to an existing conditional use to modify the approved landscape plan. This modification is requested to replace the lawn in the landscape setback along Technology Drive with gravel while retaining the trees and shrubs previously approved for the site. The reason for the request is to create a more water-efficient landscape area. This site is a new development approved by the Planning Commission on May 14, 2008.

The Design and Development chapter of the ordinances, Chapter 7-14, requires landscaped areas to be at least 50% live plant material. A review of the new landscape plan shows that counting the area of shrubs and ground cover and a reasonable amount for tree canopies there will be at least 50% coverage of live plant material. This site is also in an interior area of a manufacturing zone development and is not visible from a major arterial.

The landscape plan indicates “sculpture” in several areas of the landscaping. The architect has indicated that the property owner has not decided yet on what is going in these areas but it will be some time of rock work.

During discussions in a study session the Planning Commission felt that the use of more varied and distinct colored gravel and strategically placed large landscape boulders would enhance the look of the landscape setback and staff agrees that this would give a much better street presence to the setback since all the lawn along Technology Drive is being replaced with gravel.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. Live plant material must always be at least 50% of the landscape area.
 2. There must be a continuous maintenance schedule to keep the gravel areas weed and trash free.
 3. Colored gravel and large landscape boulders shall be used to enhance the appearance of the setback along Technology Drive.
- Continuance, to allow for the resolution of any issues raised at the public hearing.